



Teaneck Township
 ZONING OFFICER
 818 TEANECK ROAD
 TEANECK, NJ 07666
 (201) 837-1600 FAX(201) 837-4802
 ZONING@TEANECKNJ.GOV

Application Date: 6/6/2025
 Application Number: 20250372
 Permit Number: _____
 Project Number: _____
 Fee: \$250

Denial of Application

Date: 6/26/2025

ZB 2025-23

To: 560 CEDAR LLC
 792 ROUTE 17 N
 PARAMUS, NJ 07652

CC: APP TELE:(201) 833-1010
 APP EMAIL: JASON@PRIMELAW.COM

RE: 560-570 CEDAR LANE
 BLOCK: 204 LOT: 3 QUAL: ZONE: MX-1
 WORK DESCRIPTION: CONSTRUCT ONE STORY PRINCIPAL BUILDING FOR RETAIL USE
 APPROXIMATELY 4,800 SQ FT ON AN EXISTING RETAIL LOT AS PER PLANS DATED 05-22-2025.

DEAR 560 CEDAR LLC,

CONSTRUCT ONE STORY PRINCIPAL BUILDING FOR RETAIL USE APPROXIMATELY 4,800 SQ FT ON AN EXISTING RETAIL LOT AS PER PLANS DATED 05-22-2025.

SITE PLAN APPROVAL REQUIRED

PRINCIPAL STRUCTURES

A second principal retail building is proposed.
 Not more than one principal building shall be located on a lot
BUILDING COVERAGE.
 Existing building coverage is 5,277.07 sq. ft. (18%)
 Proposed building coverage is 9,345.51 sq. ft. (31.88%)
 Maximum permitted building coverage is 7,328.55 sq. ft. (25%)
LOT COVERAGE
 Existing lot coverage is 27,091.26 sq. ft. (92.41%)
 Proposed lot coverage is 26,458.17 sq. ft. (90.26%).
 Maximum permitted lot coverage is 23,451.37 sq. ft. (80%)

SUBMITTAL OF ANY NEW DOCUMENTS MAY REQUIRE ADDITIONAL VARIANCES OR WAIVERS

Sincerely,

ADAM MYSZKA, ZONING OFFICER